

SOUTH FLAT, RATHMORE

KENNEDY GARDENS, ST ANDREWS, FIFE, KY16 9DJ





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Well-presented three bedroom flat in impressive Victorian house

South and west facing bright sitting/dining room

Wealth of original features

Private car port and further space for two cars

Close to town centre, golf courses and University

Spacious accommodation in prestigious location with open outlook

Hall, kitchen, sitting/dining room, storage cupboards

Bedroom 2, bedroom 3/family room, utility room, shower room

Principal bedroom with dressing room and bathroom

Outside attic/eaves storage room

Garden store with car port and further private parking for two cars

EPC = D

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SITUATION

“Rathmore” is located in Kennedy Gardens, one of the most desirable areas of town which forms part of the Victorian and Edwardian residential expansion of St Andrews.

The property lies to the west of St Andrews town centre and is within close proximity to all of its shops, restaurants, bars and University campus. The University of St Andrews, founded in 1413, is Scotland's oldest university and third oldest in the English-speaking world. It owns buildings in Kennedy Gardens and also in the North Haugh campus immediately below.

St Andrews is renowned worldwide as the ‘Home of Golf’. The Old Course is within walking distance and is a regular venue for the British Open Golf Championship. In July 2022, it will host the 150th Anniversary. There are six further golf courses administered by the St Andrews Links Trust, in addition to the many other golf courses in the area including the Duke's Course, two courses at Fairmount, St Andrews Bay and Kingsbarns.

The town provides good schooling at Madras College (newly located to the west of the town) in addition to private schooling at St Leonards for boys and girls up to the age of 18. The High School of Dundee is also within easy reach.

Access by rail, road and air is comprehensive. Leuchars Railway Station (4 miles) on the main Aberdeen to London line, provides a fast link to Dundee and Edinburgh. Dundee Airport is 14 miles and Edinburgh Airport is 50 miles by road.

All mileages are approximate.

DESCRIPTION

“Rathmore” is described as a good example of the work of the architect John Milne (1823-1904) who also designed Westerlee in Kennedy Gardens, now part of the University of St Andrews.

Kennedy Gardens is characterised by large villa construction, in small plots, taking advantage of views to both the north and south. Its layout is evident in the Feuing Plan of 1857 produced by Milne. The plan shows that “Rathmore” was built for Mr Andrew Aikman, founder of the St Andrews grocery firm Aikman & Terras.

Rathmore is a large villa with idiosyncratic Gothic detailing and a dominant tower which gives it a distinctive profile. The quality of the design, such as the decorative timber bargeboards and tower, highlights the building's prominence in the streetscape. The upper stage of the central tower was added in around 1900 to provide a viewing platform towards the renowned golf courses.

Plans dated 1906 by the Edinburgh based architect Charles Stewart Still Johnston show additions and internal alteration being made at this period. Johnston and Milne both worked with the celebrated Baronial architect David Bryce. Walker & Pride, the St Andrews based architects, were involved in the subdivision of the building on behalf of the St Andrews Building Company in the 1930's.

ACCOMMODATION

South Flat occupies part of the first, mezzanine and second floor on the south elevation of Rathmore. The imposing main front door on Kennedy Gardens gives access into a shared entrance vestibule, entry intercom and hallway leading to the main staircase. There are two other flats who share this common stairwell, one on the first floor and the other on the top floor.

South Flat is entered from the first floor. The private mahogany panelled front door opens into a hallway with coat hooks and two storage cupboards. The well-designed kitchen, upgraded and renovated in 2018 with plenty of cupboards and space, leads off the hallway, and has views to the south. The kitchen is fitted with AEG 5 plate induction hob, double oven and micromat-combi oven, with Lamona integrated fridge freezer, slimline dishwasher, cooker hood and double sink in stainless steel finish with textured laminate work surfaces.

The sitting/dining room is bright with beautiful cornicing and is double aspect facing south and west. There is a bay window with views across to Strathvithie, Kinkell Braes and the countryside beyond. The room features an integrated electric fire within the angled fireplace. There is a large under stair storage cupboard.

Stairs from the hallway lead up to a mezzanine level. There is a shower room (upgraded in 2019) with walk-in shower incorporating a rain water shower head and hand-held shower. There is a large vanity basin, WC, storage drawers and cupboards, towel rail and combination heat bulb and extractor unit.

There are two double bedrooms (one currently used as a family room). There is also a utility room which the current owner also uses as a study, with attic storage above.

From the mezzanine landing there is a door leading outside to a roof terrace and sizeable attic/eaves store room. The roof terrace railing may require further enhancement to ensure security and safety.

Stairs continue from the mezzanine level up to the second floor leading to the principal bedroom with dressing room. There are views across St Andrews and the countryside to the south and west. There is a further bathroom with a shower over the bath in addition to a large linen cupboard on this landing.

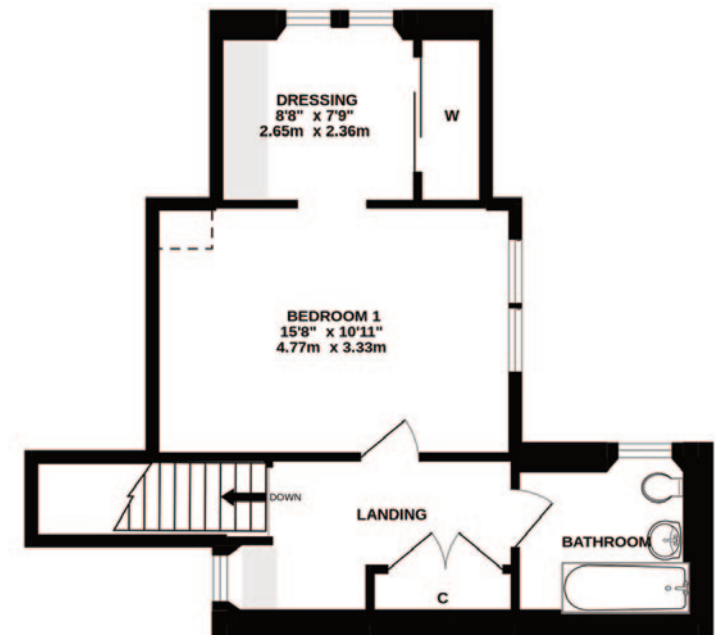
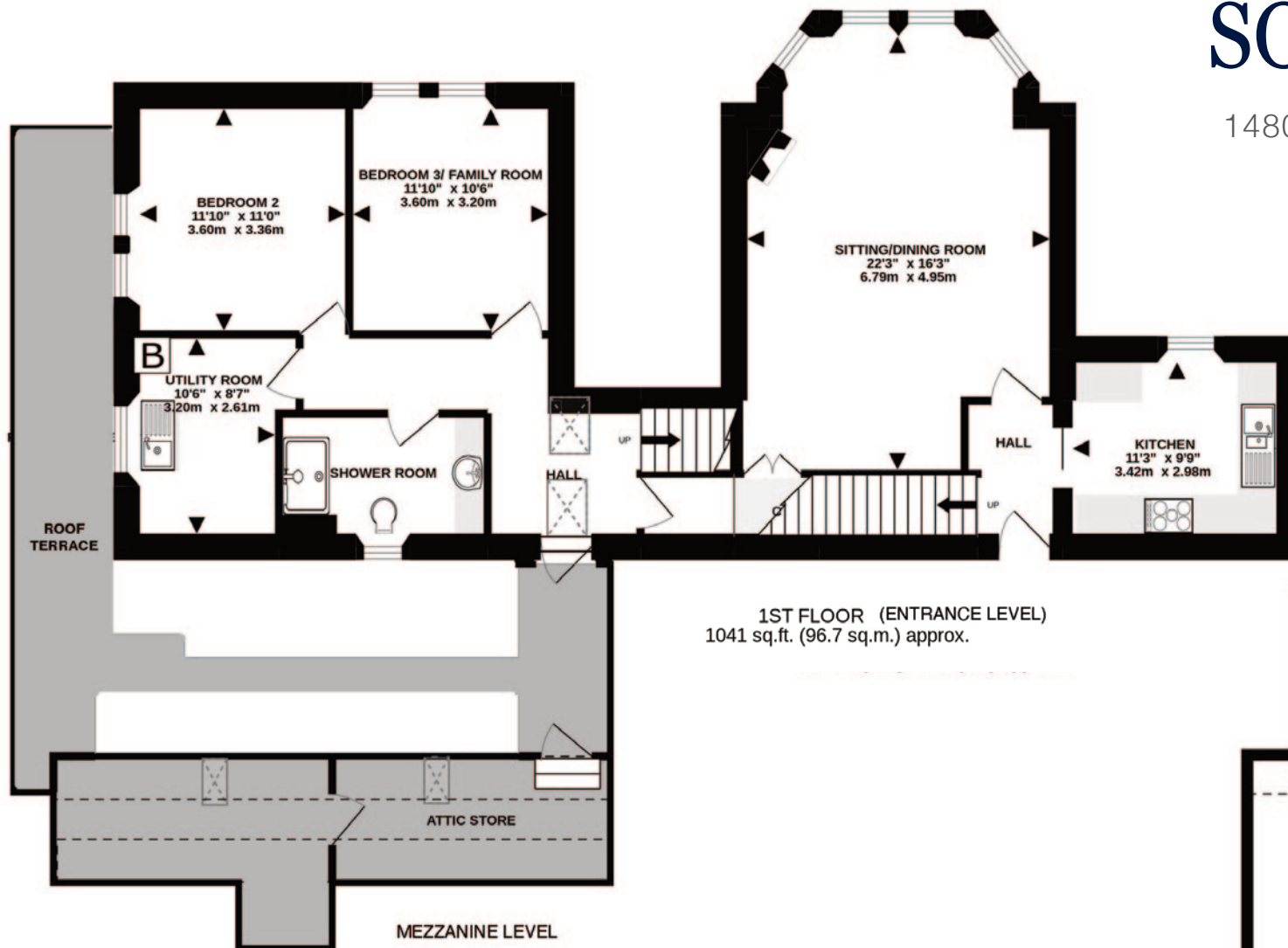




SOUTH FLAT

1480 sq.ft (137.5 sq.m) approx

TOTAL FLOOR AREA



OUTSIDE

The grey front gravel and paved drive leads down the west side of the house to the red gravel rear garage and private parking areas. South Flat owns a car port, garden store, and space to park two further cars within a block paved area towards the rear of the garden. Two rockery areas, one to the south elevation and the other to the west elevation are also owned by South Flat, with responsibility to look after these areas.

DIRECTIONS

Approaching St. Andrews from the west (A91), turn into City Road, passing the bus station, turning right into Double Dykes Road. Continue past Kinburn Castle Museum, turning right into Kennedy Gardens, following around the corner to the left. "Rathmore" is the prominent house, 4th on the left-hand side. The mahogany front entrance door gives access to the outer vestibule to three apartments. South Flat is on the first floor.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Solicitors

Thorntons, Kinburn Castle, St Andrews KY16 9DR

Tel: 01334 477107

Email: DKinnear@thorntons-law.co.uk

Services

Mains water, gas, drainage and electricity. Central heating from gas fired boiler.

Local Authority & Tax Band

Fife council tax band G.

Conservation Area and Listing

Rathmore is listed Category C and is within the St Andrews Conservation area.

Fixtures & Fittings

The desk in the utility room is included in the sale. The carpet in bedroom 3/family room and the Bosch washer/drier in the utility room are not included in the sale. The curtains in the sitting/dining room are not included in the sale but may be available separately.

Miscellaneous

Shared communal areas include the bins, common stairs and driveways.

Occupation

There is a title condition which states that the properties in Rathmore must be occupied solely by the owners and their immediate family and used as a private dwelling house only. Letting of a property or any part of it is restricted to no more than three calendar weeks each year. Owners are allowed to have an employee or companion reside with them.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

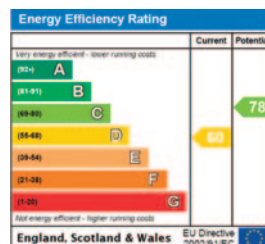
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

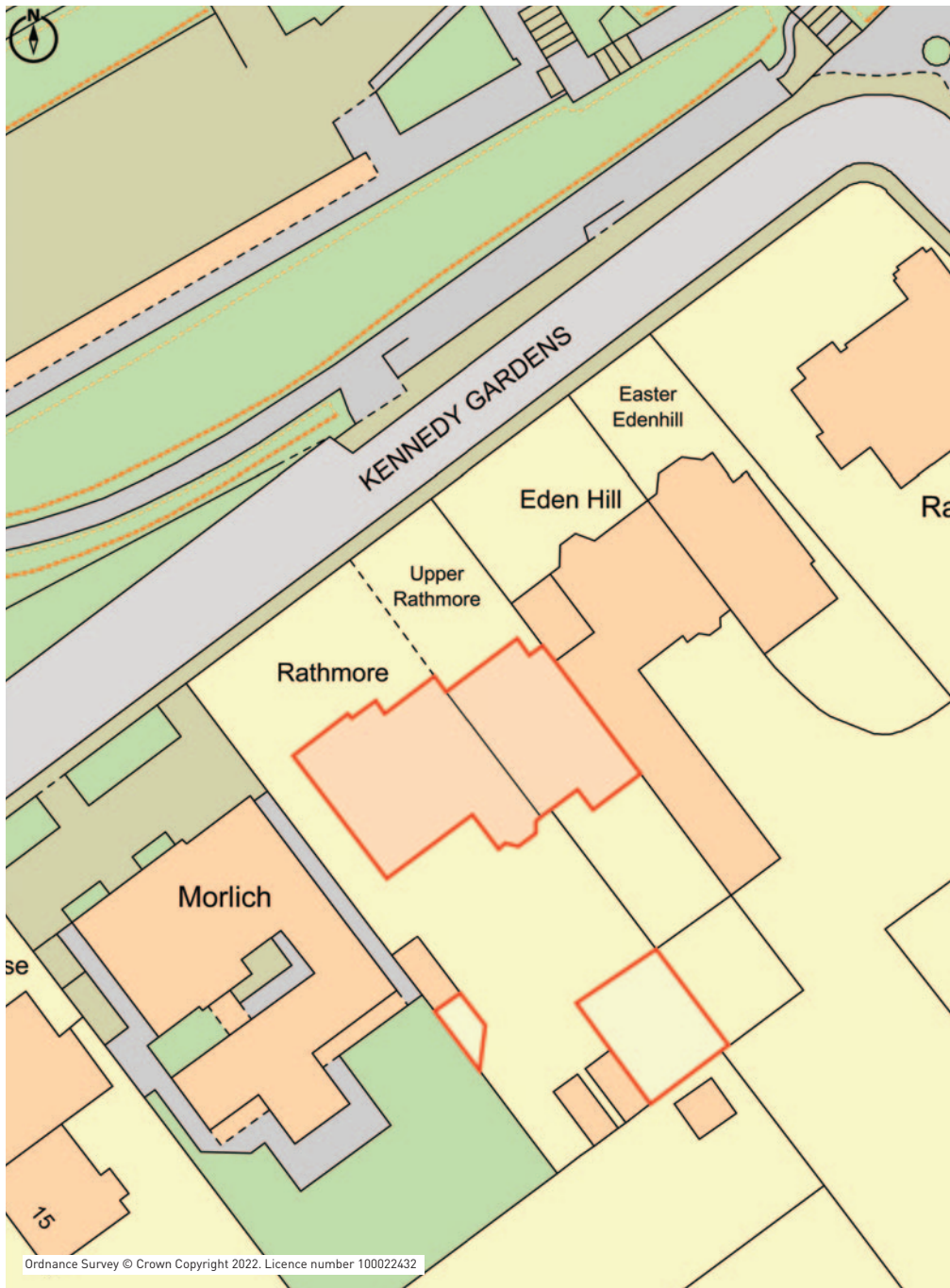
Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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